



BRAMSHILL MANOR





## Bramshill Manor, Guildford Road, KT16

A long sweeping drive leads to this beautiful family home set in mature gardens surrounded by 27 acres of grazing land and partial woodland. The house is low build and offers an excellent balance of family accommodation and entertaining space. There is a heated outdoor pool, separate gymnasium, three garages and a log cabin in the grounds for use as a home office or additional recreational space.















Due to  
circumstances  
beyond our control,  
our boiler and main  
have resigned.  
Your cooperation  
in helping us keep  
this place clean  
will be  
greatly appreciated.

Thank  
you for  
your  
help.





















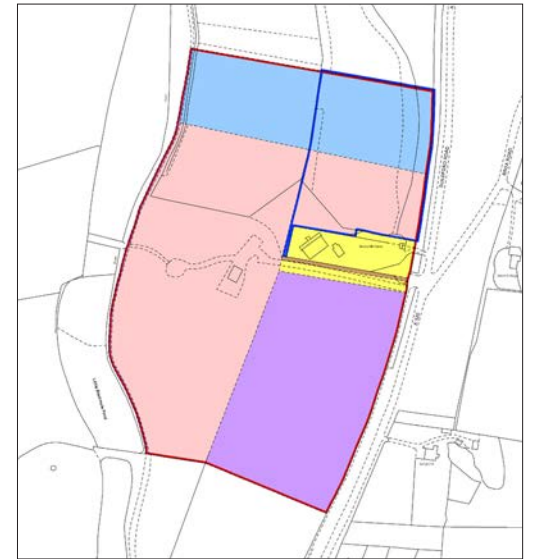








Acreage = 27 Acres







Bramshill Manor is conveniently located for Foxhills Country Club with its spa and two championship golf courses. Nearby Ottershaw Village has a great pub as well as a post office, pharmacy and a couple of grocery stores with a choice of other good pub restaurants just a few minutes' drive away. Within a five mile radius immediately surrounding towns and villages include Woking, West Byfleet, Chobham, Weybridge, Addlestone and Chertsey. There is an excellent choice of local private and state schools within easy reach including St George's Junior and Senior School, Sir William Perkins, Feltonfleet, Notre Dame and the ACS Cobham International School.

The property is conveniently located for access to the M25 and the closest mainline train station is West Byfleet within a 2 mile radius offering a direct rail service into London Waterloo in approximately 35 minutes. Similarly, Woking which is less than 4 miles away offers a direct rail service into London Waterloo in approximately 23 minutes.

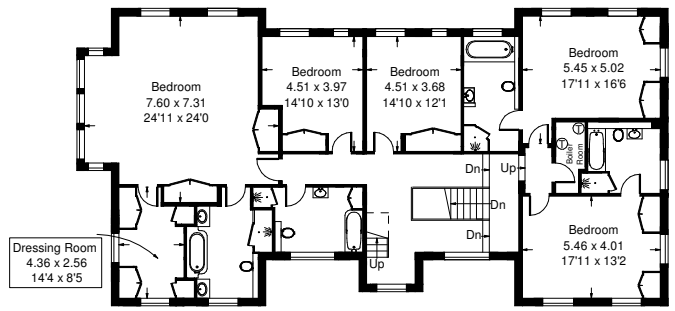
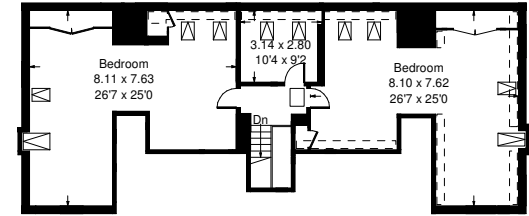
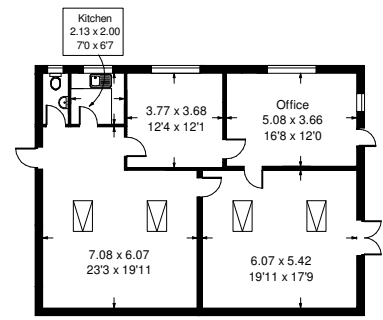
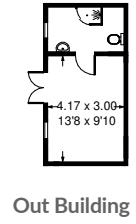
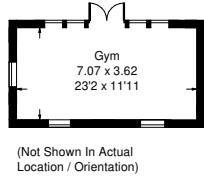
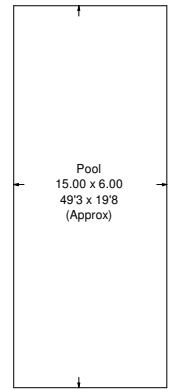
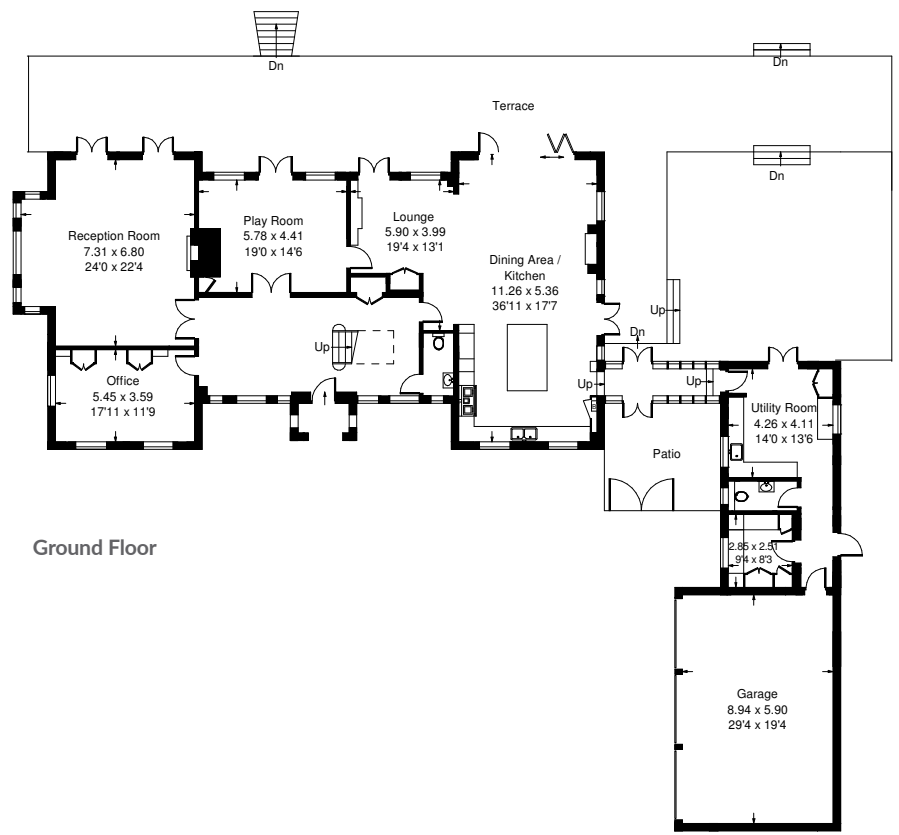
## Specification

- Three Reception Rooms
- Kitchen Dining Room
- Study/Office
- Seven Bedrooms
- Four Bathrooms
- Utility Room
- Guest Cloakroom
- Outdoor Heated Swimming Pool
- Pool House with Shower
- Log Cabin
- Mature Gardens
- 27 Acre Grounds
- Gymnasium
- Three Garages
- Council Tax Band: H
- EPC: C



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Approx. Gross Internal Area = 589.1 m<sup>2</sup> / 6341 ft<sup>2</sup>  
 Garage = 53 m<sup>2</sup> / 570 ft<sup>2</sup>  
 Log Cabin = 113.6 m<sup>2</sup> / 1223ft<sup>2</sup>  
 Out Building = 18.1 m<sup>2</sup> / 195 ft<sup>2</sup>  
 Gym = 26.2 m<sup>2</sup> / 182 ft<sup>2</sup>  
 Total = 800 m<sup>2</sup> /8611 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.